

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01031

Issued out of the Court of Common Pleas of Lycoming County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Commissioner's Board Room, 3rd Floor, 33 West Third Street, Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel and plot of ground situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at Maxwell Place, formerly Maple Alley, formerly Poplar Alley, at the southeast corner of Lot No. 1 according to the Plan of Woodwards Addition to the City of Williamsport, County of Lycoming and State of Pennsylvania; thence northwardly along the east line of Lot No. 1, eighty (80) feet; thence eastwardly in a line parallel with Wyoming Street and along the southern boundary line of Lot No. 3 in said addition, thirty-four (34) feet to the west line of Lot No. 5 in said Addition; thence southwardly along the west line of Lot No. 5, eighty (80) feet to said Maxwell Place; thence westwardly along the north line of Maxwell Place, thirty-four (34) feet to the place of beginning.

BEING the same premises granted and conveyed unto Heather A. McCaslin, by Deed of David S. Rinker and Karen L. Miller dated and recorded June 30, 2020 in the Office for the Recorder of Deeds in and for Lycoming County in Record Book 9217, Page 1966.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 61-002-0310 in the Office of the Lycoming County Tax Assessor, and purportedly consisting of a lot or plot, together with any and all buildings, and appurtenances thereon, if any, with an address of 705 Maxwell Place, Williamsport, Pennsylvania.

Under and subject to the covenants, conditions, restrictions, easements and rights of way appearing in the chain of title.

Improvements on the premises include a two story residential building being known as 705 Maxwell Place, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-01031.

PROPERTY ADDRESS: 705 MAXWELL PLACE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 61-002-310

Seized and taken into execution to be sold as the property of HEATHER A MCCASLIN in suit of DAVID S RINKER.

TERMS OF SALE: 25% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, R. Mark Lusk, Sheriff of Lycoming County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 48 West Third Street Williamsport PA 17701. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
MCNERNEY, PAGE, VANDERLIN & HALL
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania